



## Milton Road , Westcliff-on-Sea SS0 7JX

- FIRST FLOOR FLAT
- SECURE GATED ALLOCATED PARKING
- LONG LEASE
- BOILER SERVICED ANNUALLY
- WALKING DISTANCE TO WESTCLIFF TRAIN STATION
- ONE BEDROOM
- CONVERTED IN 2012
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- PERFECT FOR THOSE WHO ARE LOOKING TO GET ON THE PROPERTY LADDER

**Guide Price £170,000 Leasehold**



Location

\*\*£170,000 - £180,000\*\*

Hair & Son are delighted to bring to market this lovely and well presented first floor flat here in Milton Road, the property is situated in a fantastic location nearby to the seafront, Southend town centre as well as Westcliff Train station which has direct links to London Fenchurch street.

The block was converted in 2012 and consists of four apartments. Our property is located on the first floor.

You are immediately brought into a welcoming communal hallway which gives access to the first floor.

The accommodation is very well presented and features an open planned living room and kitchen area which has built in integrated appliances, a double bedroom with built in storage and a stylish three piece family bathroom.

Great advantages of this property include a long lease, an allocated parking space which is within a gated parking area, and the property is offered to the market with vacant possession, therefore no onward chain.



**COMMUNAL HALL****HALLWAY****LOUNGE/KITCHEN**

14'4" x 12'6"

**BEDROOM**

10'5" x 8'8"

**BATHROOM**

7'2" x 5'5"

**TENURE**

LEASE REMAINING - 111 YEARS

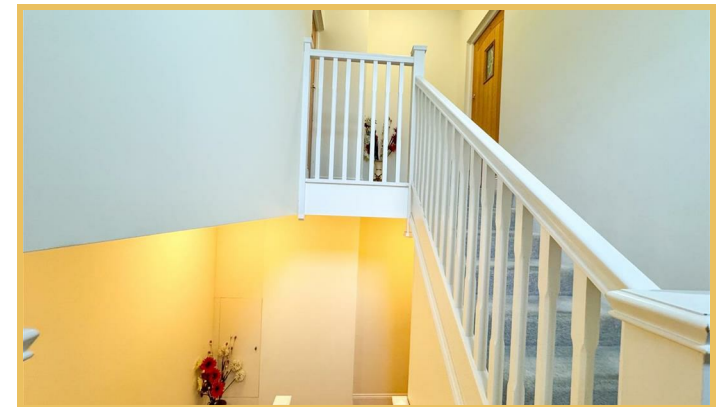
SERVICE CHARGE - TBC

GROUND RENT £187.50 PER ANNUM

EPC - BAND C

COUNCIL TAX - A

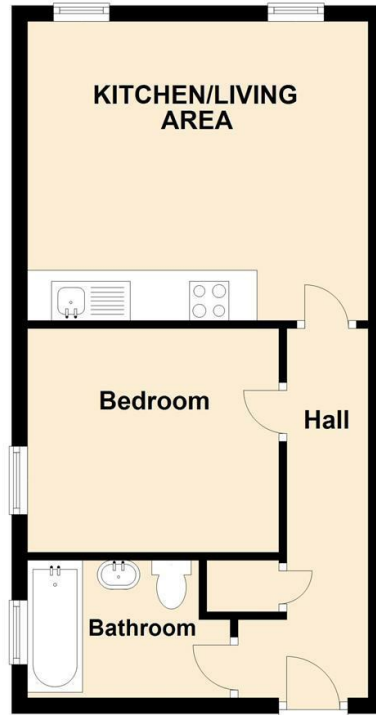
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Southend on Sea Borough Council**  
Council Tax Band **A**  
EPC Rating

**First Floor**

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 37.3 sq. metres (401.3 sq. feet)

**Sales Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 34 11 77  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

